107.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,600 / 829,600
					USE VALUE:	829,600 / 829,600
					ASSESSED:	829,600 / 829,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAHAM JANET A & RONALD R / TRS
Owner 2:	JANET A LAHAM LIVING TRUST
Owner 3:	
Street 1:	23 LANTERN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAHAM RONALD R & JANET A -
Owner 2:	-
Street 1:	23 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,122 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10122.000	323,000		506,600	829,600
Total Card	0.232	323,000		506,600	829,600
Total Parcel	0.232	323,000		506,600	829,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.85 | /Parcel: 399.8

Legal Description

User Acct 68456

GIS Ref

GIS Ref

Insp Date 09/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 107.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,600	0	10,122.	506,600	829,200	829,200	Year End Roll	12/18/2019
2019	101	FV	257,400	0	10,122.	506,600	764,000	764,000	Year End Roll	1/3/2019
2018	101	FV	255,400	0	10,122.	434,200	689,600	689,600	Year End Roll	12/20/2017
2017	101	FV	255,400	0	10,122.	405,200	660,600	660,600	Year End Roll	1/3/2017
2016	101	FV	255,400	0	10,122.	347,400	602,800	602,800	Year End	1/4/2016
2015	101	FV	254,200	0	10,122.	311,200	565,400	565,400	Year End Roll	12/11/2014
2014	101	FV	254,200	0	10,122.	288,000	542,200	542,200	Year End Roll	12/16/2013
2013	101	FV	254,200	0	10,122.	274,600	528,800	528,800		12/13/2012

!8424!

PRINT

Date	Time
12/10/20	22:59:59

LAST REV

Date	Time
12/08/20	15:32:33
jorourke	
8424	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAHAM RONALD R	1540-11	1	1/18/2019	Convenience	99	No	No		
LAHAM JANET A &	1468-67		3/13/2015	Convenience	99	No	No		
LAHAM A JANET,	1467-68		2/20/2015	Convenience	100	No	No		
ANGELO JANET A	1079-48		5/2/2005	Family	1	No	No		
	1079-48		3/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2004	181	Siding	6,000	C				partial vinyl, str

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
4/4/2009	Meas/Inspect	197	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
5/6/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/1/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10122		Sq. Ft.	Site		0	70.	0.71	4									506,564						506,600	

Total AC/HA:	0.23237	Total SF/SM:	10122	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	506,564	Spl Credit		Total:	506,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02163017
Adj $ / SQ:	131.024
Other Features:	103528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396837
Depreciation:	73812
Depreciated Total:	323025

COMMENTS

OF=SINK IN BMT. EFP=ELEC HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

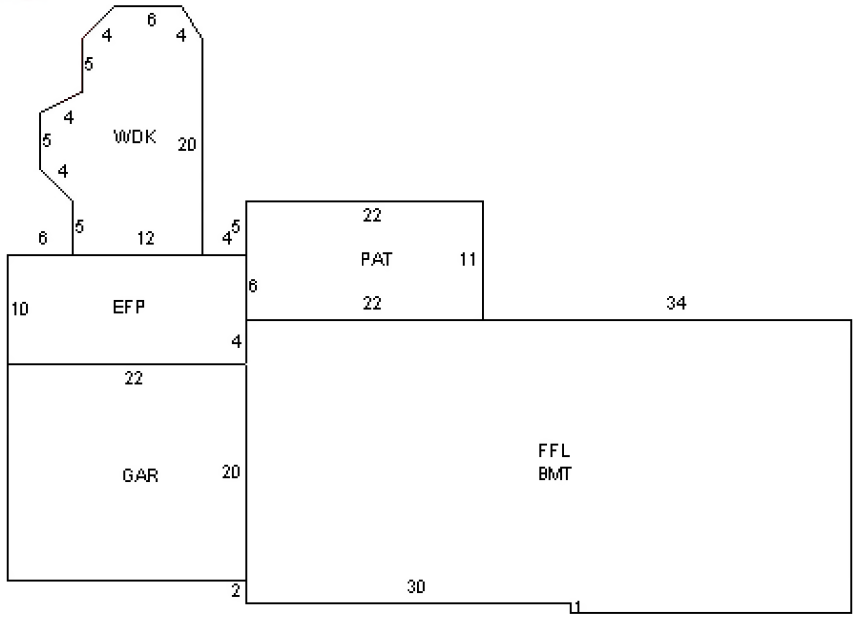
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.02
Special Features:	0	Val/Su Net:	77.87
Final Total:	323000	Val/Su SzAd	217.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,482	52.120	77,244
FFL	First Floor	1,482	131.020	194,178
GAR	Garage	440	21.130	9,297
WDK	Deck	282	9.750	2,750
PAT	Patio	242	3.880	939
EFP	Enclos Porch	220	40.460	8,900

Net Sketched Area:	4,148			Total:	293,308
Size Ad	1482	Gross Are	4148	FinArea	2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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